

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF FEBRUARY 19, 2014

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, February 19, 2014** in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following items were considered:

REZONING

1. **Jack Primus Rd & Saint Johns Church Rd (Cainhoy) TMS# 2680000133 (a portion), 134 & 091** – approx. 75.81 ac. Request rezoning from Light Industrial (LI) to Diverse Residential (DR-1).

DEFERRED BY APPLICANT

ZONINGS

1. **Colony Dr (Avondale – West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Single and Two-Family Residential (STR) and Landmark Overlay (LMK). Zoned Single-Family Residential (R-4) in Charleston County.

DEFERRED BY APPLICANT

2. **1986 Teakwood Rd (Pierpont - West Ashley) TMS# 3540400024** – 0.27 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2343 Ashley River Road (West Ashley) TMS# 3540400005** – 4.0 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.

RECOMMENDED APPROVAL

4. **Birdhaven Lane (Cainhoy) TMS# 2630004023** – 4.25 ac. Request zoning of Rural Residential (RR-1). Zoned Rural Single-Family Residential (R1-R) in Berkeley County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Part 5 Vested Rights of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to implement the South Carolina General Assembly's permit extension joint resolution of 2013.**

RECOMMENDED APPROVAL

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to add a new overlay zoning district to be known as the Tech Corridor Overlay Zone, add regulations to prohibit specific land uses in the Tech Corridor Overlay Zone, classify certain land uses in the Tech Corridor Overlay Zone as special exception uses thereby making these uses subject to the approval of the Board of Zoning Appeals-Zoning, and change the Zone Map, which is part thereof, so that certain properties, including those bearing the following Charleston County tax map numbers, as indicated, to wit: TMS# 461-13-01-038 and 461-13-03-024, be rezoned to the Tech Corridor Overlay Zone.**

RECOMMENDED APPROVAL

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **HARBORTOWNE RD (HARBOR WOODS – JAMES ISLAND)** – TMS# 4280000009, 38 lots, 15.35 ac, SR-1. Final subdivision plat approved.
2. **1560 BROWNSWOOD RD (SEA ISLAND FARMS – JOHNS ISLAND)** TMS# 2800000172, 9.384 ac, 29 lots, SR-1. Preliminary subdivision plat approval pending.
3. **2584 ASHLEY RIVER RD (CHURCH CREEK LANDING PHASE 2 – WEST ASHLEY)** TMS# 3550700012, 3.1 ac, 15 lots, DR-12. Final subdivision plat approval pending.

ROAD CONSTRUCTION PLANS

1. **MAIN RD & CHURCH PLACE RD (GRACE PLANTATION – CLUSTER DEVELOPMENT – JOHNS ISLAND)** TMS# 2530000199, 285 & 334, 55.25 ac., 76 lots, SR-7 & SR-1. Road plans under review.
2. **MAYBANK HIGHWAY PITCHFORK (JOHNS ISLAND)** Right-of-way. Road plans under review.
3. **2584 ASHLEY RIVER RD (CHURCH CREEK LANDING PHASE 2 – WEST ASHLEY)** TMS# 3550700012, 3.1 ac, 15 lots, DR-12. Road construction plans approval pending.
4. **901 ISLAND PARK DR (DANIEL ISLAND)** Right-of-way, 0.06 ac., encroachment, DI-TC. Road plans approval pending.